



LAND SUBDIVISION COMMITTEE MEETING MINUTES
October 2, 2014

ATTENDANCE

Land Subdivision Committee Members	Staff
Nate Bottom, Vice-Chairman	Joe Zeibert
Mike Johnson	Steve Keenan
Chris Richmond	
John Harris	
Trustin Harrison	Others
Brian Wright	Marc Anderson
Paul O'Shea	Dipanjana Ghosh
Brad Bixby	Mike Lopez
Kenneth Springs	T.J. Heavisides
Elliott McKinley	
Lori Williams	
Jason Jacobs	

- **CALL TO ORDER**

Nate Bottom called the meeting to order at 1:31 PM.

- **MINUTES OF MEETING**

Lori Williams made a motion, seconded by Nate Bottom, to approve the September 4, 2014 meeting minutes. The vote to approve the motion was unanimous.

- **ACTION ITEMS**

See attached.

- **UNFINISHED BUSINESS AND NEW BUSINESS**

There was no unfinished business. There was no new business.

- **ADJOURNMENT**

Elliott McKinley made a motion, seconded by Lori Williams, to adjourn the meeting. The meeting adjourned at 1:34 PM.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1985-02

CENSUS TRACT # 10.04

NAME OF SUBDIVISION: West Pasfield Estates – 4th Addition – Lot 46 – Partial Plat of Vacation

JURISDICTION: City

DATE OF MEETING: October 2, 2014

OWNER: Dipanjan and Jennifer Ghosh and William F. Dennewitz

ENGINEER: Rapps Engineering

DESCRIPTION: Pt. NE ¼, Sec. 31, T16N, R5W

0.004 **Acres** 1 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Lori Williams

2ND BY: Kenneth Springs

VOTE: Unanimous

Marc Anderson presented the partial plat of vacation. He said the applicant wanted to split a condominium into a fee simple duplex in order to obtain financing. Anderson said in the process of splitting the property it was discovered the building encroached about two feet into a platted setback, thus requiring the partial plat of vacation.

Joe Zeibert, Regional Planning Commission, said key in all symbols such as the platted easement, setback lines, and the fence. He said the applicant shall fix the typo in the spelling of Pasfield in the fifth note. Zeibert said the applicant shall fix the typo in the plat or the legal description. There is a 45.73 feet dimension on the plat, while there is a 46.73 feet dimension in the legal description. He said the applicant shall add the date of preparation on the plat. Zeibert said the applicant shall remove the zoning and setback requirements from the plat.

Kenneth Springs, citizen member, had no comments.

Elliott McKinley, Springfield Park District, had no comments.

Brian Wright, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Mike Johnson, CWLP-Water, had no comments.

Jason Jacobs, Springfield Metro Sanitary District, had no comments.

Nate Bottom, City Engineer, had no comments.

John Harris, Springfield Building and Zoning Department, had no comments.

Lori Williams, City Traffic Engineer, said the applicant shall revise the legal description to Lot 46. She said the applicant shall remove the POB and POC calls and the subdivision description such as the section, township range, and principal meridian. Williams said the applicant shall remove the hashed area and the associated calls. She said the applicant shall make the setback a heavier line across Lot 46 and indicate the line is the setback line to be vacated. Williams said the applicant shall add a note that the building setback shall be controlled by the City of Springfield zoning code. She said the applicant shall remove the note for the current zoning. Williams said the applicant shall remove the note regarding the covenants.

Chris Richmond, Springfield Fire Department, had no comments.

Trustin Harrison, Sangamon County Zoning Department, had no comments.

Brad Bixby, CWLP-Electric, had no comments.

Lori Williams made a motion to approve the partial plat of vacation, subject to:

- 1) Keying in all symbols used;
- 2) Fixing the spelling error in the fifth note;
- 3) Fixing the typo in the plat/legal description dimension;
- 4) Adding the date of preparation;
- 5) Removing the zoning and setback requirements from the plat;
- 6) Revising the legal description to Lot 46;
- 7) Removing the POB/POC calls and revising the subdivision description;
- 8) Removing the hashed area and associated calls;
- 9) Revising the linework across Lot 46 as described;
- 10) Adding a note that the building setback shall be controlled by the City of Springfield zoning code;
- 11) Removing the note for the current zoning; and,
- 12) Removing the note regarding covenants.

Kenneth Springs seconded the motion and the vote was unanimous.